



County of Sacramento

Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: Winding Ranch Retail and Residential Project

Control Number: PLNP2022-00027

Location: The project site is located at the southeast corner of the Manzanita Avenue/Winding Way intersection in the unincorporated community of Carmichael.

APN: 245-0011-012, 245-0011-018, 245-0011-020, 245-0011-021

General Description: The project consists of the following entitlement requests:

1. A **Community Plan Amendment** of approximately 8.8 acres of Shopping Center (SC) and approximately 2.7 acres of Light Commercial (LC) to a total of 11.5 acres of Residential, 10 dwelling units per acre (RD-10).
2. A **Rezone** of approximately 8.8 acres of SC and approximately 2.7 acres of LC to a total of 11.5 acres of RD-10.
3. A **Tentative Subdivision Map** to divide approximately 24.8 gross acres into 79 single-family residential parcels, six commercial parcels, a detention basin (Lot B), three landscape lots (Lots C, D, F), an emergency vehicle access lot (Lot E) and two private streets in the SC and RD-10 zoning districts.
4. A **Use Permit** to allow the following:
 - An automobile service station in the SC zoning district;
 - A neighborhood convenience store less than 500 feet from a residential zoning district and with extended hours (24 hours a day, seven days a week) in the SC zoning district;
 - A drive-through with amplified sound in the SC zoning district located less than 300 feet from a residential zoning district; and
 - A pump island canopy to exceed the 2 ½ foot roof structure height above the design clearance height to three feet.
5. A **Special Development Permit** to allow for the following deviations:
 - Car Wash Standards (Zoning Code Section 3.7.9.1.2.b): Tunnels shall be designed so that dryers are located at least 10 feet from exits. As proposed, the dryers are located 3'-10" from the exit.
 - Landscape Screening (Zoning Code Section 5.2.4.B.4): A five foot wide landscape planter shall be installed around the perimeter of trash enclosures. The trash enclosures on the proposed commercial properties currently do not meet this requirement.

- Landscape Aisles (Zoning Code Section 5.2.4.F, Table 5.2): Landscaped areas at the end of aisles are required and shall be a minimum of eight feet in width, excluding curbing. One location between P2 & P3 at the trash enclosure not meeting standard.
- Public Street Frontage (Zoning Code Section 5.4.2.B, Table 5.7.A): Up to two lots maybe served by a private drive without meeting the public street frontage requirement. Lots 48 – 52 are proposed to be served by the private drive.
- Single Family Detached Minimum Front Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): 20 feet without a Public Utilities and Public Facilities (PUPF). A 12.5-foot minimum front yard setback is proposed.
- Single Family Detached Minimum Interior Side Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): 5 feet (1 – 2 story). A three-foot minimum interior side yard setback is proposed.
- Single Family Detached Minimum Rear Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): Lot depths less than or equal to 125 feet: 20 percent of the average lot depth. The average lot depth is 75 feet thus requiring a 15-foot rear yard setback. A 10-foot minimum rear yard setback is proposed.
- Driveways (Zoning Code Section 5.9.3.F): Driveways must be a minimum of 19 feet in length. However, when a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet. Driveways are proposed to be 18 feet in length.
- On-site Signs, Primary Automotive Service Stations (Zoning Code Section 5.10.5.A): The total area of all signs on an automobile service station site shall not exceed 125 square feet. As proposed, the service station will have 245.15 square feet of sign area.
- Nondirectory Pole Signs, Primary Automotive Service Stations (Zoning Code Section 5.10.5.A): The total area of all freestanding signs shall not exceed 36 square feet, except that where price signs are included on the freestanding signs, the total area shall not exceed 52 square feet. Two freestanding signs are proposed at 43.33 square feet each. The total area of both freestanding signs is 86.66 square feet.
- Masonry Walls (Zoning Code Section 5.2.5.A.3): Long spans of masonry walls or fences shall provide breaks for pedestrian connections at least every 300 feet. The property line shared between the proposed commercial and residential uses will contain a masonry wall that spans approximately 1,137 feet. One break is proposed approximately 566 feet from Winding Way.

6. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Review:

The review period for the Mitigated Negative Declaration begins on **5-8-24** and ends on **6-6-24** The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov and at the following location:

Sacramento County
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.gov or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.